

MINUTES OF THE CITY PLANNING COMMISSION

J. MARTIN GRIESEL CONFERENCE ROOM

February 4, 2000

9:00 AM

Present: Appointed Members: Caleb Faux, Terry Hankner, Jacquelyn McCray, Donald Mooney, William Taylor; Administration: John F. Shirey, City Manager; City Council Representative: James Tarbell; City Planning Staff: Director Elizabeth A. Blume, and Steven A. Kurtz, Administrator, Land Use/Environment & Planning

The meeting was called to order by Mr. Mooney.

MINUTES

Ms. Hankner moved approval of the minutes of January 7, 2000. Seconded by Mr. Faux, the minutes were approved as written (all ayes).

Ms. Hankner moved approval of the minutes of the January 21, 2000 meeting, as submitted; the motion was seconded by Mr. Taylor, and unanimously approved.

CONSENT AGENDA

Ordinance Authorizing the City Manager to Enter Into a Lease Agreement Between the City and 791 E. McMillan, LLC, for City-Owned Property Located at 775-779 E. McMillan Street in Walnut Hills

The proposed lease concerns a City-owned parking lot at 775-779 East McMillan Street in the Walnut Hills Neighborhood Business District (WHNBD). The parking lot will provide parking for the Medical Services Building at 791 East McMillan and the WHNBD. The Walnut Hills Redevelopment Foundation is the managing partner of the 791 East McMillan, LLC. This lease will be for a term of 15 years with an annual rent of \$1.00 per year. The lessee shall maintain the lot, provide public parking for the business district and maintain \$1,000,000 in casualty and liability insurance. The City of Cincinnati is subsidizing both the renovation of the building and the improvements to the parking lot.

Ms. Hankner moved approval; the second was provided by Mr. Taylor, and the motion was approved (all ayes).

PRESENTATION OF THE GALLIS REPORT

Mr. James A. Wuenker, Senior Vice President of the Greater Cincinnati Chamber of Commerce, presented an overview of the findings of The Gallis Report. He stated the Metropolitan Growth Alliance (MGA) was launched in 1997 by a group of business and community leaders to promote regional cooperation in the Greater Cincinnati metro area. MGA commissioned Michael Gallis & Associates to do an "opportunity analysis" of our community, which resulted in publication of a Resourcebook. The Resourcebook is designed to provide a tool for creating an understanding of our metro region's competitive position in the new global economy and for pursuing a common vision. Mr. Wuenker emphasized that it is critical for all political and institutional jurisdictions to understand the need for regional cooperation.

REVIEW OF DRAFT POSITION PAPER PREPARED BY THE CONSULTANT FOR THE RE-WRITE OF THE ZONING CODE

Brian Blaesser, a member of the Zoning Code re-write consultant team, discussed fundamental concerns of the City: to streamline the approval process in order to make it easier for residents and businesses to receive zoning approvals, and to provide consistency and certainty in decision-making. A related concern expressed by residents is the need to insure effective enforcement. Alternatives for the City to consider will determine how and to what extent changes should be made in zoning administration and enforcement structure and the process leading to decisions.

In addition to the overriding issue of streamlining zoning administration, other issues identified by Code users include:

- need for a fair and efficient process to promote quality development;
- lack of clarity in standards for non-conforming uses and structures;
- lack of finality in decisions;
- lack of consistency in appeals; and
- lack of clear organization of the administrative provisions.

At the conclusion of Mr. Blaesser's presentation, members of the Technical Review Committee in attendance (Lois Broerman, Jay Buchert, Steven Dana, Steve Griffith, Hubert Guest, Michael Mauch, Mark Minges, Beth Sullebarger) participated in discussion with the CPC.

The next step is for CPD staff to convene three community meetings, in order to present a summary of the three draft position papers for discussion. (These meetings are tentatively scheduled for March; exact dates, times and locations will be provided, as details are finalized.) The additional public input will then be compiled for use in facilitating direction from this body to guide the consultants in preparation of an annotated outline.

Mr. Mooney requested that time be allotted at the next CPC meeting for discussion of where we are, in regard to a comprehensive plan. Further, he requested preparation of a list of all community plans, including the dates of adoption.

ADJOURNMENT

There being no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, Director
City Planning Department

Donald J. Mooney
City Planning Commission

Date: _____

Date: _____